

Chapter 1403. Single-Family Districts.

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§ 1403-01. Purposes.

The general purposes of single-family districts are to:

- (a) Maintain and enhance the City's existing residential housing areas.
- (b) Encourage quality and variety in building and landscape design as well as compatibility in use and form.
- (c) Allow semi-public and non-residential uses, where appropriate.
- (d) Establish appropriate standards for reviewing proposals for new development and redevelopment.
- (e) Ensure the provision of public services and facilities needed to accommodate planned population densities.
- (f) Maintain and enhance the availability and quality of life for Cincinnati's owner-occupied housing units.

§ 1403-03. Specific Purposes of the Single-Family Subdistricts.

The specific purposes of the SF Single-family Districts are to create, maintain and enhance neighborhood residential areas that are characterized by detached, single-unit structures with typical lot sizes ranging from 2,000 square feet to one-half acre or more in size. Future development must remain single-family residential in character, although some public and non-residential uses may be permitted in certain districts. Five subdistricts are established:

- (a) ***SF-20 Single-family.*** This subdistrict allows large-lot single-family housing at very low densities found in suburban residential districts. The minimum lot size is 20,000 square feet.

- (b) **SF-10 Single-family.** This subdistrict allows single-family housing at low densities. The minimum lot size is 10,000 square feet.
- (c) **SF-6 Single-family.** This subdistrict allows medium-density, single-family housing. The minimum lot size is 6,000 square feet.
- (d) **SF-4 Single-family.** This subdistrict allows moderately high density single-family housing. The minimum lot size is 4,000 square feet.
- (e) **SF-2 Single-family.** This district allows high-density, small-lot, single-family developments. The minimum lot size is 2,000 square feet.

§ 1403-05. Land Use Regulations.

Schedule 1403-05 below prescribes the land use regulations for SF Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of the Schedule.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.
- (d) "NA" designates uses that are not allowed.

Uses are defined in Chapter 1401, Definitions. Uses not listed in the Schedule are prohibited.

Schedule 1403-05: Use Regulations - Single-family Districts

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Residential Uses						
Bed and breakfast home	NA	C	C	C	C	See § 1419-09
Child day care home	L6	L6	L6	L6	L6	
Group residential	NA	NA	NA	NA	NA	
Convents and monasteries	P	P	P	P	P	
Shared housing for the elderly	NA	NA	NA	L5	L5	
Permanent residential						
Single-family dwelling	P	P	P	P	P	See § 1403-11
Attached single-family dwelling	NA	NA	NA	P	P	See § 1403-11
Two-Family	L13	L13	L13	L13	L13	
Multi-Family	L13	L13	L13	L13	L13	
Residential care facilities						

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Developmental disability dwelling	P	P	P	P	P	
Public and Semipublic Uses						
Cemeteries	NA	NA	NA	L1	L1	
Cultural institutions	NA	NA	C	C	C	
Park and recreation facilities	L14	L14	L14	L14	L14	
Public safety facilities	NA	NA	NA	C	C	
Religious assembly	L2	L2	L2	L2	L2	
School, public or private	P	P	P	P	P	
Transportation, Communication and Utilities						
Public utility distribution system	C	C	C	C	C	
Wireless communication antenna	L3	L3	L3	L3	L3	See § 1419-31
Wireless communication tower	C	C	C	C	C	See § 1419-31
Agriculture and Extractive Uses						
Farming	L4	L4	L4	NA	NA	
Accessory Uses						
Any accessory use not listed below	L10	L10	L10	L10	L10	
Home Occupation	P	P	P	P	P	See § 1419-17
Commercial Vehicle Parking	L7	L7	L7	L7	L7	
Child day-care centers	L6,8	L6,8	L6,8	L6,8	L6,8	
Refuse storage areas	P	P	P	P	P	See § 1421-35
Drive Box	L9	L9	L9	L9	L9	
Fences and walls	P	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	P	See § 1421-39
Cemetery, incidental buildings and structures	NA	NA	NA	L11	L11	
Rooming Unit	L12	L12	L12	L12	L12	
Nonconforming Uses						See Chapter 1447
Specific Limitations						
L1 Only expansion of existing cemeteries allowed with a conditional use approval.		L2 A minimum 5-foot wide landscaped buffer required along interior lot lines abutting a single-family dwelling				
L3 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, public or semi-public or public utility building or structure.		L4 No commercial sales allowed. Enclosures for food and small animals must be set back no less than 20 feet from lot lines; enclosures for large animals must be set back no less than 100 feet from lot lines.				
L5 The minimum lot area for every resident is 800 square feet and the minimum living area for every resident is 250 square feet.		L6 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.				
L7 Only one commercial vehicle, having no more than four load-bearing wheels may be stored on the lot and space for not more than one vehicle may be rented to persons not occupants of the premises.		L8 Only accessory to public and semi-public uses.				
L9 Accessory to a public or semi-public use,		L10 Accessory uses determined by the Director				

provided the drive-box is at least 100 feet from any property used for residential purposes.

of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L11 Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, may be no less than 100 feet from abutting properties in the SF or RM district and may not exceed the height limitation for principal buildings of the district in which it is located.

L12 No more than two rooming units may be rented or leased in a single-family dwelling by the occupant.

L13 This use must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of § 1447-09 Expansion of Nonconforming Use and § 1447-11 Substitution of a Nonconforming Use.

L14 Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities private or non-profit require a conditional use approval.

§ 1403-07. Development Regulations.

Schedule 1403-07 below prescribes the development regulations for the SF Districts, including lot area, width, setback and height. Where a special review district applies, the provisions of that district take precedence if there is conflict with the provisions of this Section. Additional standards are included in Chapter 1419.

Schedule 1403-07: Development Regulations - Single-Family Districts

Building Form and Location	Setbacks (ft.)					
	Lot Area (sq. ft.)	Lot Width* (ft.)	Front Yard	Side Yard Min./Total	Rear Yard	Maximum Height (ft.)
Single-family (SF-20)	20,000	70	30	10/20	35	35
Single-family (SF-10)	10,000	60	30	10/20	35	35
Single-family (SF-6)	6,000	50	25	7/16	35	35
Single-family (SF-4)	4,000	40	20	3/12	25	35
Attached single-Family (SF-4)	3,500	35	20	0/6	25	35
Single-family (SF-2)	2,000	25	5	0/5	20	35

*This does not apply to panhandle lots.

Regulations	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Vehicle Accommodation - Driveways and Parking						
Location of Parking	Yes	Yes	Yes	Yes	Yes	See § 1425-17
Parking Lot Landscaping	Yes	Yes	Yes	Yes	Yes	See § 1425-31
Parking Lot Screening	Yes	Yes	Yes	Yes	Yes	See § 1425-29

Regulations	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Truck Docks; Loading and Service Areas	Yes	Yes	Yes	Yes	Yes	See § 1403-09
Other Regulations						
Buffering along District Boundaries	No	No	No	No	No	
Accessory Structures	See Chapter 1421					
General Site Standards	See Chapter 1421					
Landscaping and Bufferyards	See Chapter 1423					
Nonconforming Uses and Structures	See Chapter 1447					
Off-Street Parking and Loading	See Chapter 1425					
Signs	See Chapter 1427					
Additional Development Regulations	See Chapter 1419					

§ 1403-09. Truck Docks; Loading and Service Areas.

Truck Docks; Loading and Service Areas. Truck docks, loading and service areas are not permitted within 50 feet of an adjoining property line. The facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets. The preferred location of these facilities is the side furthest away from an adjoining property line.

§ 1403-11. Purpose of Cluster Housing.

The purpose of Cluster housing is to provide for development of a specific property while protecting natural open space, ecological, topographical, and historic features that may exist on the site from damage that might occur from traditional zoning and subdivision regulations and to allow for a more efficient and economical development of a specific property. These regulations are intended to permit property to be developed in a more flexible manner, without detriment to neighboring properties by including minimum bufferyard requirements.



FIGURE 1403-11-A Cluster housing examples.

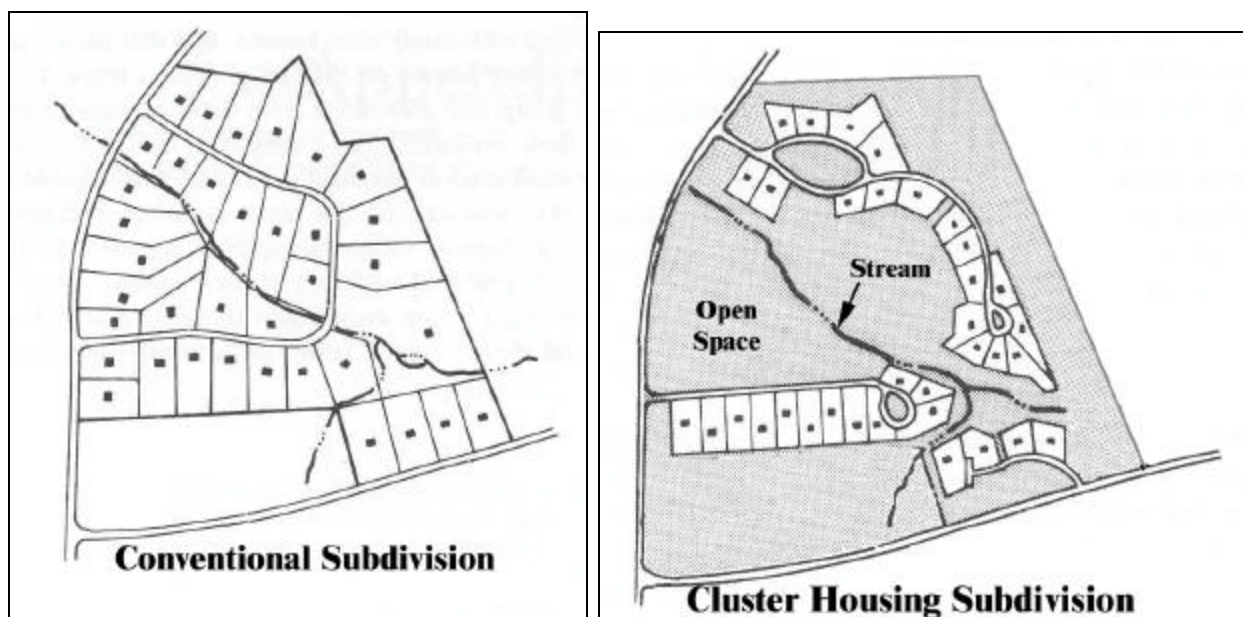


FIGURE 1403-11-B Example of a conventional subdivision vs cluster housing

§ 1403-13. Cluster Housing General Regulations.

Cluster housing developments are permitted in all SF and RM Districts subject to the following regulations:

- (a) **Uses.** The only permitted uses are attached single-family and single-family dwelling units.
- (b) **Ownership.** At the time of application a cluster housing site may consist of more than one parcel, but all parcels must be contiguous and under single ownership.
- (c) **Division of Parcels.** The site may be further subdivided after approval of the cluster housing development, including the provision of interior streets.
- (d) **Buffer Yard.** A 25-foot-wide buffer yard is required along the perimeter of the development site. Structures, detention or retention areas, parking, driveways or accessory uses not are permitted within the buffer yard, except site access and a perimeter fence or wall. The buffer area may not be subdivided and must be under common ownership.
- (e) **Site Density.** The site density equals the underlying minimum lot area for each dwelling unit of the district in which the development is located. At the time of application, if the development is divided by a

pre-existing public street or right of way, the density must be divided proportionally on each side of the street.

- (f) **Minimum Setback.** The minimum required setbacks of the zoning district do not apply to cluster housing development sites or individual buildings or structures on the development site.
- (g) **Maximum Height.** The maximum height requirements are the same as those set forth by the district in which the development is located.
- (h) **Frontage.** The cluster housing development site must have a minimum of 25 feet of frontage on a street. Individual lots within the development are not required to front on a street.
- (i) **Minimum Open Space.** Each cluster housing development must have a minimum of ten percent of the total development site as required open space, in addition to the required bufferyards. Open space excludes impervious surface areas such as buildings, paved areas, and detention/retention areas.
- (j) **Parking and Loading.** As specified in Chapter 1425, Parking and Loading Regulations.
- (k) **Signs.** One non-illuminated or indirectly illuminated subdivision real estate sign, not exceeding 12 square feet, erected as a ground sign, is permitted for each development site. This identification sign may be installed within the bufferyard. Other signs may be installed as permitted by the zoning district regulations.
- (l) **Streets.** Streets, sidewalks and common ways must be constructed in accordance with the requirements of Chapter 721 of the Cincinnati Municipal Code.
- (m) **Separate Lots Not Required.** Buildings erected on a Cluster housing development site are not be required to be on a separate lot.

§ 1403-15. Covenants.

Prior to the issuance of a certificate of occupancy for any building within a cluster housing development, the owner of the cluster housing development must provide a covenant in a form acceptable to the City Solicitor to be recorded promising that the bufferyard, walks, drives, and open space as shown on the plan will not be used for any other purpose. The owner must further covenant that all streets, common areas, common utilities, and other common facilities will remain in common ownership by all owners of any interest in the land or buildings in the cluster housing development site. See § 1441-07.

§ 1403-17. Site Divided by Zoning Line.

Where a Cluster housing Development site is divided by a zoning district boundary line, the maximum number of dwelling units is the sum of the number of dwelling units permitted in each district by the applicable lot area for every dwelling unit requirements; provided, however, the units may be located in either district.

§ 1403-19. Application Procedures and Requirements.

The cluster housing development plan are submitted to the Director of Buildings and Inspections and processed as an administrative review by the Director.

- (a) ***Application Requirements.*** The plan must be submitted on forms and applications specified by the Director of Buildings and Inspections. The plan must include, but is not limited to, the following: proposed development layout, streets, drives, parking areas, walkways, bufferyard, open space, heights of structures, location of buildings, elevation of structures, setbacks of buildings, drainage, grading, landscaping, proposed uses, number of dwelling units, and site area.
- (b) ***Relationship to Overlay Districts.*** If the cluster housing development site is filed for a property wholly or partially located in an Overlay District, the application is reviewed in accordance with the applicable Overlay District regulations.
- (c) ***Variances and Special Exceptions.*** The Zoning Hearing Examiner has authority to modify the regulations set forth in this chapter applicable to cluster housing as a variance or special exception. (See Chapter 1445, Variances, Special Exceptions and Conditional Uses.)

FIGURE 1403 The following illustrations represent examples of the single-family regulations enumerated in this chapter:

